

Applicant	D. Dettman Rev. Trust and Andrews Ave. Properties	
Request	Extension of Site Plan Approval and Parking Reduction/Medical Office Building	
Location	1523 S Andrews Ave.	
Legal Description	Parcel 1: Croissant Park, Lots 11 and 12, Block 35, PB 4, P 28; Parcel 2: Resubdivision of Block 38, all of Lots 1-8 and all of lots 25-30, PB 52, P 8; Parcel 4: Croissant Park, Lots 13-18, Block 35, PB 4, P 28 of the public records of Broward County	
Property Size	1.77 acres	
Zoning	CB	
Existing Land Use	Retail and Office	
Future Land Use Designation	South Regional Activity Center	
Comprehensive Plan Consistency	Consistent	
Other Required Approvals	None	
Applicable ULDR Sections	47-20.3 Reductions and exemptions 47-25.2 Adequacy	
Action Required	Approve, approve with conditions or deny	
Project Planner Authorized By Approved By	Name and Title	Initials
	Jim Koeth, Principal Planner	
	Chris Barton, AICP, RLA, Principal Planner	
	Marc LaFerrier, Planning and Zoning Director	

Request:

At the August 21, 2002 Planning and Zoning Board meeting, the Board approved (6-0) 66 R 02, Conditional Use and approved (5-1) 67 R 02, Parking Reduction for an eight story medical office building with 182,688 sq. ft. of office space with ground floor retail along South Andrews Avenue. At the February 18, 2004 Planning and Zoning Board meeting, the Board approved (8-0) a one year extension to February 21, 2005 in which a building permit must be applied for and to August 21, 2005 in which a building permit must be obtained and remain active. The applicant is requesting another extension of time for those approvals for another year which would change the dates to February 21, 2006 in which a building permit must be applied for and to August 21, 2006 in which a building permit must be obtained and remain active.

Exhibit 1 is a request by Mr. Jeff Lis, agent for the property owner of the project known as North Broward Hospital District Medical Office Building (located at 1523 S. Andrews Ave.) to extend the time of site plan approval from the date of February 21, 2005 in which building permit must be applied for and from the date of August 21, 2005 in which a building permit must be obtained and remain active for an additional twelve (12) months to February 21, 2006 in which a building permit must be applied for and from the date of August 21, 2006 in which a building permit must be obtained and remain active.

Exhibit 2 is a copy of the August 21, 2002 and February 18, 2004 Planning and Zoning Board minutes;

Exhibit 3 is a copy of the Planning and Zoning Board staff report Memorandum(s) from that meeting.

ULDR Section 47-24.1.M.5.a, Expiration of Site Plans and Conditional Use Approvals, allows the reviewing body that approved the site plan to approve an extension of the expiration time of the site plan, but notes that, "An extension of time shall be granted by the reviewing body approving the site plan when all applicable building, zoning, and engineering regulations remain the same and good cause for the delay has been shown by the applicant. Good cause may include, but shall not be limited to, delay caused by governmental action or inaction or other factors totally beyond the control of the applicant. "

Staff Determination:

The code requires that the request for extension must be made during the effective period of the development permit. This project meets that requirement since the site plan approval does not expire until February 21, 2005.

Additionally, if any applicable building, zoning, or engineering regulations have been changed during the eighteen (18) month period, then the proposed development shall be reviewed only to the extent that the changes affect the proposed development. The code does not specify that the approved development must meet those changes, only that they be considered. There have been no applicable zoning or engineering regulation changes that affect the proposed development.

Planning and Zoning Board Options:

If the Planning and Zoning Board determines that the applicant has shown good cause for the delay, the Planning and Zoning Board shall approve or approve with conditions the extension.

If the Planning and Zoning Board determines that the applicant has not shown good cause for the delay, the Planning and Zoning Board shall deny the extension.